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TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the office of the Chancery Clerk in and for said County and State:

GRANTOR(S)	DATE EXECUTED	BOOK	PAGE
James S. Fleming and Patricia M. Fleming	December 17, 1975	194	367

The indebtedness secured by the above-described deed of trust was assumed by Barbara E. Porter by Assumption Agreement dated December 17, 1975.

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Trustee caused a due notice to be published in the North Mississippi Times, a newspaper published in the City of Hernando, said County and State, and on October 11, 19 79, posted a like notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands hereinafter described would on November 5, 19 79, be sold at public auction at the front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Trustee by said deed(s) of trust; which said notice was published in said newspaper in the issues of October 11, October 18, October 25, and November 1, 19 79.

And said lands having been by said Trustee on November 5, 19 79, at eleven o'clock A.M., in the manner prescribed in and by said deed(s) of trust, and in accordance with the laws of the State of Mississippi; and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and United States of America, having been the highest bidder therefor and having bid the sum of Twenty two thousand nine hundred twenty two and 59/100 Dollars (\$ 22,922.59), the said United States of America was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Rufus D. White, as Substitute Trustee, do hereby convey and sell to the said United States of America, the following described land situated in DeSoto County, Mississippi, to-wit:

Lot 626, Section "D", Twin Lakes Subdivision, in Section 6, Township 2 South, Range 8 West, as shown of record in Plat Book 10, Pages 32 and 33, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

SUBJECT TO: (1) Restrictive Covenants for Section "D", Twin Lakes Subdivision, as shown on plat thereof recorded in Plat Book 10, Pages 32 and 33, in the Office of the Chancery Clerk of DeSoto County, Mississippi; (2) Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded servitudes or easements, any matters not of record which would be disclosed by an accurate survey and inspection of the property, and easements or other uses of subject property not visible from the surface;

- (3) Subdivision and zoning regulations in effect in DeSoto County, Mississippi;
- (4) Rights-of-way for roads and public utilities and easements for roads and public utilities;
- (5) Mechanics' and materialmen's lien claims not shown of record.

being the same property described in said deed(§) of trust and the same property sold and purchased at said sale.

IN WITNESS WHEREOF, I have caused these presents to be signed the
26 day of November, 1979.

Rufus D. White
SUBSTITUTE TRUSTEE
Duly authorized to act in the
premises by instrument dated
July 18, 1979,
and recorded in Book 247,
Page 234, of the records
of the aforesaid County and
State.

ACKNOWLEDGMENT

STATE OF MISSISSIPPI)
COUNTY OF DeSoto) SS:

Personally appeared before me, _____, a
_____, in and for the County and State afore-
said, Rufus D. White, Substitute Trustee, who
acknowledged that he signed and delivered the foregoing Trustee's Deed
on the day and year therein mentioned.

Given under my hand this 26 day of November, 1979.

(S E A L)

My Commission Expires:

Chancery Clerk
(Title)
By M. M. M. M.

MISSISSIPPI TIMES Thursday, October 11, 1979

NOTICE OF SALE

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the office of the Chancery Clerk in and for said County and State:

GRANTOR(S)	DATE EXECUTED	TRUST DEED BOOK	PAGE
James S. Fleming and Patricia M. Fleming	December 17, 1973	1942	367

The indebtedness secured by the above-described deed of trust was assumed by Barbara E. Porter by Assumption Agreement dated December 17, 1973.

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed(s) of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Substituted Trustee, to foreclose said deed(s) of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor.

THEREFORE, notice is hereby given that pursuant to the power of sale contained in said deed(s) of trust and in accordance with the statutes made and provided therefor, the said deed(s) of trust will be foreclosed and the property covered thereby and hereinafter described will be sold at public auction to the highest bidder for cash at the front door of the county courthouse in the town of Hattiesburg, Mississippi, in the aforesaid County at eleven o'clock A.M., on the 11th day of November, 1979, to satisfy the indebtedness now due and secured by said deed(s) of trust.

The premises to be sold are described as: Lot 524, Section "D", Twin Lake Subdivision, in Section 4, Township 2 South, Range 10 West, as shown of record in Plat Book 10, Pages 32 and 33, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

- SUBJECT TO:
- (1) Restrictive Covenants for Section "D", Twin Lake Subdivision, as shown on plat thereof recorded in Plat Book 10, Pages 32 and 33, in the Office of the Chancery Clerk of DeSoto County, Mississippi;
 - (2) Rights of parties in possession, deficiency in quantity, of land, boundary lines, disputes, roadways, unrecorded servitudes or easements, any matters not of record which would be disclosed by a complete survey and inspection of the property, and encumbrances other than those shown on the plat of the property;
 - (3) Subdivision and zoning regulations in effect in DeSoto County, Mississippi;
 - (4) Rights of way for roads and public utilities and easements for roads and public utilities;
 - (5) Easements and other claims not shown on the plat.

October 11, 1979

Barbara E. Porter
Substituted Trustee
Fully authorized to act in the
foreclosure by instrument dated
July 10, 1979, and
recorded in Book 257, Page
274, of the records of
the aforesaid County and State

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AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
1979) SS:
County of DeSoto)

Personally appeared before me, the undersigned authority in and for the aforesaid County and State, Donald W. McCain, publisher of the North Mississippi Times, a newspaper published in the City of Hernando, in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a true copy, was published in said newspaper for 4 consecutive weeks, to-wit:

In Vol. <u>84</u>	No. <u>40</u>	dated <u>10-11-79</u>
In Vol. <u>84</u>	No. <u>41</u>	dated <u>10-18-79</u>
In Vol. <u>84</u>	No. <u>42</u>	dated <u>10-25-79</u>
In Vol. <u>84</u>	No. <u>43</u>	dated <u>11-1-79</u>

Donald W. McCain
Publisher

Subscribed and sworn to before me this 5th day of November, 1979

My Commission Expires: My Commission Expires January 7, 1980

H. H. Ferguson
Notary Public
By D. W. McCain, D.C.

State of Mississippi) SS:
County of DeSoto)

Rufus D. White, being first duly sworn on oath deposes and says that he is the County Supervisor in the DeSoto County Office of the Farmers Home Administration, United States Department of Agriculture; that on the 20th day of September, 1979, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi.

Rufus D. White

Subscribed and sworn to before me this 5th day of November, 1979

(S E A L)

My Commission Expires:

My Commission Expires January 7, 1980

H. H. Ferguson
Notary Public
By D. W. McCain, D.C.

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State of Mississippi)

33:

County of DeSoto)

Rufus D. White

, being first duly

At the hour of eleven o'clock A.M., on the 5th day of November, 19 ⁷⁹, at the front door of the County Courthouse in the aforesaid

Rufus S. White

Subscribed and sworn to before me this 5th day of November,
1979.

(S.E.A.L)

~~W. H. Harrison, Attorney at Law~~
By D. W. Mc Cain, D.C.

My Commission Expires:

My Commission Expires January 7, 1930

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 1 o'clock and 30 minutes P. M. 26 day of Nov., 1979, and that the same has been recorded in Book No. 144, Page 696, records of Washington ~~Town~~ Deeds of said County.

Witness my hand and seal this 27 day of Nov, 1979

PAGE 6.50 SEAL 6-4-70 CLERK